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CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

**IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF PENNSYLVANIA**

**In re:** )  
**DERRIK ANTHONY KUHNS and** )  
**STACI ANN KUHNS,** )  
**Debtors,** )  
\_\_\_\_\_  
**DERRIK ANTHONY KUHNS and** )  
**STACI ANN KUHNS,** )  
**Movants,** )  
-vs- )  
**RONDA J. WINNECOUR, TRUSTEE,** )  
**Respondent.** )

**Bankruptcy No. 16-21971-GLT**

**Chapter 13**

**Doc. No.**

Related to Docket No. 136

**Hearing Date: March 22, 2017**

**Hearing Time: 10:30 a.m.**

## **ORDER OF COURT**

AND NOW, upon consideration of Debtors' Application to Employ Real Estate Agent filed at Doc. No. 124 and Debtors' Amended Application filed at Doc. No. 136 (collectively referred to as the "Application"), IT IS HEREBY ORDERED, ADJUDGED and DECREED as follows:

1. The Application is hereby approved as of the date the Application was filed.
2. Barbara A. Fichtner, and her firm, Northwood Realty Services, 801 North Greengate Road, Greensburg, PA 15601, is hereby appointed as real estate agent for the Debtors in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtors' agent in connection with the sale of the following properties:

- (a) 310 N. Liberty Street, Blairsville, Indiana County, PA 15717;
- (b) 102 Campbell Avenue, Connellsville, Fayette County, PA 15425;
- (c) 508 Braden Avenue, Derry, Westmoreland County, PA 15627;
- (d) 504 Braden Avenue, Derry, Westmoreland County, PA 15627;
- (e) 816 W. 1st Street, Derry, Westmoreland County, PA 15627; and,

(f) 181 Chestnut Street, Robinson, Indiana County, PA 15949.

A realtor commission on the sale of each property in the amount of 6% of the sale price or \$3,775.00, whichever is greater, is tentatively approved, subject to final Court Order.

3. Professional persons or entities performing services in this case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. The approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

5. Applicant shall serve the within Order on all interested parties and file a certificate of service.

BY THE COURT:

Date: March 15, 2017



\_\_\_\_\_  
GREGORY L. TADDONI *gb*  
UNITED STATES BANKRUPTCY JUDGE

cc: Trustee  
Debtors  
Counsel  
Realtor/Broker  
Office of the U.S. Trustee

**ENTERED BY DEFAULT**

In re:  
Derrik Anthony Kuhns  
Staci Ann Kuhns  
Debtors

Case No. 16-21971-GLT  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2

User: bsil  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Mar 15, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 17, 2017.

db/jdb Derrik Anthony Kuhns, 148 Ritenour Ln, Latrobe, PA 15650-3929  
r +Barbara A. Fichtner, Northwood Realty Services, 801 N. Greengate Road, Greensburg, PA 15601-7460

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 17, 2017

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 15, 2017 at the address(es) listed below:

Brett A. Solomon on behalf of Creditor First Commonwealth Bank bsolomon@tuckerlaw.com, dparanay@tuckerlaw.com;apetronchak@tuckerlaw.com;agilbert@tuckerlaw.com  
James Warmbrodt on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION et al...  
bkgroup@kmllawgroup.com  
James Warmbrodt on behalf of Creditor Nationstar Mortgage LLC bkgroup@kmllawgroup.com  
James Warmbrodt on behalf of Creditor Ditech Financial LLC bkgroup@kmllawgroup.com  
James Warmbrodt on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
bkgroup@kmllawgroup.com  
Jeremy J. Kobeski on behalf of Creditor LSF9 Master Participation Trust pawb@fedphe.com  
Jerome B. Blank on behalf of Creditor LSF9 Master Participation Trust pawb@fedphe.com  
Jill Manuel-Coughlin on behalf of Creditor CITIMORTGAGE INC jill@pkjllc.com,  
chris.amann@pkjllc.com;nick.bracey@pkjllc.com;samantha.gonzalez@pkallc.com  
John F. Goryl on behalf of Creditor PNC Bank, National Association bkgroup@kmllawgroup.com  
Joseph A. Dessoye on behalf of Creditor LSF9 Master Participation Trust pawb@fedphe.com  
Joshua I. Goldman on behalf of Creditor Nationstar Mortgage LLC bkgroup@kmllawgroup.com  
Joshua I. Goldman on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION et al...  
bkgroup@kmllawgroup.com  
Keri P. Ebeck on behalf of Creditor PNC Bank, National Association kebeck@weltman.com,  
jbluemle@weltman.com  
Keri P. Ebeck on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION et al...  
kebeck@weltman.com, jbluemle@weltman.com  
Matthew R. Schimizzi on behalf of Debtor Kuhns Real Estate Investments, LLC  
mrs@schimizzilaw.com, G16143@notify.cincompass.com;lms@schimizzilaw.com;rws@schimizzilaw.com  
Matthew R. Schimizzi on behalf of Joint Debtor Staci Ann Kuhns mrs@schimizzilaw.com,  
G16143@notify.cincompass.com;lms@schimizzilaw.com;rws@schimizzilaw.com  
Matthew R. Schimizzi on behalf of Debtor Derrik Anthony Kuhns mrs@schimizzilaw.com,  
G16143@notify.cincompass.com;lms@schimizzilaw.com;rws@schimizzilaw.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Ronda J. Winnecour cmecf@chapter13trusteevdpa.com  
S. James Wallace on behalf of Creditor Peoples Natural Gas Company, LLC sjw@sjwpgh.com,  
srk@sjwpgh.com;PNGbankruptcy@peoples-gas.com  
Sherri J. Braunstein on behalf of Creditor PNC Bank, National Association  
sbraunstein@udren.com, vbarber@udren.com  
Sherri J. Braunstein on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION et al...  
sbraunstein@udren.com, vbarber@udren.com

TOTAL: 22